

**Town of Stephens City Planning Commission
Minutes
Tuesday, March 25, 2008 (7:30p.m.)**

The Town of Stephens City Planning Commission held the regularly scheduled meeting this month, on Tuesday, February 26, 2008 at 7:30 p.m.

Attendees:

Chairman, Linden “Butch” Fravel, Jr
Commissioner Martha Dilg
Commissioner Joe Grayson

Absent:

Commissioner Bob Wells
Commissioner John Petrie, II
Commissioner Dana Pitts
Commissioner Bill Copp

Staff Present:

Town Planner, Brian Henshaw

Also Present:

Jessica Berchard, Winchester Star
Linwood Outlaw III
Patrick Sowers, PHR&A
Ron Mislowsky, PHR&A
Chuck DeHaven, County Supervisor
Bill Ewing, County Supervisor

Call to Order:

Without a quorum present, Chairman Fravel could not call an official meeting to order at 7:30 p.m.

Chairman Fravel elected to continue with the work session scheduled with PHR&A with regard to the Russell-Stephens City Rezoning application.

The minutes from the January 29, 2008 meeting will be moved to the March 25, 2008 for adoption.

Work Session:

Mr. Henshaw stated that it might be appropriate to move to the conference table to conduct a more informal work session with the representatives of PHR&A. Mr. Henshaw also stated that they would work on the following tasks that included the layout and conceptual plan, transportation issues (bypass, connector road, and Route 11), density of development (mixture of uses), water and sewer connections, and any other miscellaneous comments.

Mr. Sowers gave a brief overview of the conceptual plan and stated that the development is essentially cut into thirds. This equates to 1/3 industrial, 1/3 residential, and 1/3 commercial.

Discussed topics included:

- Chairman Fravel’s concern of not enough industrial being included in the layout.

- The 200' buffer? Only a 100' foot buffer was being shown so as not to shrink the front commercial.
- The 60' Right of Way is too small for the East/West Connector. This should be increased and Mr. Henshaw stated that a Center Turn Lane would not be desirable and not aesthetically pleasing for the development.
- Mrs. Dilg had concerns about the impact on the traffic that would be exiting onto Main Street and how this development would mitigate against having an adverse effect on the Main Street traffic issues.
- Mr. Mislowsky in discussing the Water and Sewer issues stated that an agreement had been drafted that was being reviewed by the FCSA and the Long Companies (The Davis Property).
- The ability to look into the interconnection between the adjoining the lots.
- Mr. Henshaw has also made a suggestion that the focus of commercial be taken off the Route 11 Corridor and be refocused onto the East/West Connector which will would allow for the 200 foot buffer as well as widening the East/ West Connector to the bypass.

Discussion:

Mr. Henshaw presented to the Planning Commissioners the first draft of the detailed Capital Improvements Plan and noted the proposed new projects for the upcoming future years of the CIP.

Further discussion included inviting the Fredrick County officials into a joint annexation sub-committee that would only meet to review rezoning applications that are proposed within the annexation areas. Mr. Henshaw discussed that we would bring this up at the next Planning Commission to forward a recommendation to the Town Council.

Adjourn:

Chairman Fravel adjourned the meeting at 8:51 p.m.